

00544835/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NCB, FSB

vs.

THE ESTATE OF ANGELINE POTTS BATES, DECEASED; DAVID T. BATES, HER HUSBAND; THE UNKNOWN HEIRS AND DEVISEES OF ANGELINE POTTS BATES, DECEASED; ANGELINE YARNTON AND JOHN DOE YARNTON, HUSBAND AND WIFE; BARBARA MANN; SUSAN BONBRIGHT; CATHERINE THRUENSEN; CYNTHIA YARNTON; CRESTVIEW COOPERATIVE APARTMENTS; CRESTVIEW INCORPORATED; CRESTVIEW CO-OPERATIVE COURTS, INC.; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED

SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY

CAUSE # 13-2-42427-4 SEA

JUDGMENT RENDERED ON	5/19/2015
ORDER OF SALE ISSUED:	8/27/2015
DATE OF LEVY:	9/23/2015

TO: THE ESTATE OF ANGELINE POTTS BATES, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF ANGELINE POTTS BATES, DECEASED; ANGELINE YARNTON; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

1623 TAYLOR AVENUE N #303, SEATTLE, WA 98109

A LEASEHOLD INTEREST IN AND TO UNIT NO. 303 AND RESTRICTED COMMON AREAS, TOGETHER WITH THE NONEXCLUSIVE USE AND ENJOYMENT OF THE FACILITIES AND IMPROVEMENTS (OTHER THAN UNITS AND RESTRICTED COMMON AREAS ASSIGNED TO OTHER MEMBERS) IN THE CRESTVIEW INC COOPERATIVE PROJECT ("PROJECT"), PURSUANT TO A PROPRIETARY LEASE ("PROPRIETARY LEASE") DATED SEPTEMBER 18, 2006, BETWEEN CRESTVIEW INC. AS LESSOR, AND ANGELINE YARNTON, ANGELINE POTTS BATES AS LESSEE, RECORDED SEPTEMBER 29, 2006, IN OFFICIAL RECORDS OF KING COUNTY, WASHINGTON. THE ABOVE-DESCRIBED UNIT AND RESTRICTED COMMON AREAS, TOGETHER WITH THE NONEXCLUSIVE USE AND ENJOYMENT OF THE FACILITIES AND IMPROVEMENTS (OTHER THAN UNITS AND RESTRICTED COMMON AREAS ASSIGNED TO OTHER MEMBERS) ON THE PROJECT ARE COLLECTIVELY REFERRED TO AS "LEASED PREMISES". THE PROPRIETARY LEASE, AS IT PERTAINS SOLELY TO THE LEASED PREMISES, WAS ASSIGNED TO BORROWER BY AN ASSIGNMENT/MEMORANDUM OF LEASE BETWEEN BORROWER, AS ASSIGNEE, AND CRESTVIEW INC, AS ASSIGNOR, DATED SEPTEMBER 18, 2006, WHICH ASSIGNMENT/MEMORANDUM OF LEASE IS RECORDED SEPTEMBER 29, 2006 (DATE). THE LOCATION OF THE LEASED PREMISES IN THE PROJECT IS MORE PARTICULARLY DESCRIBED AS UNIT 303 IN THE PROJECT. THE REAL PROPERTY COMPRISING THE PROJECT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
APARTMENT NUMBER 303 OF THE CRESTVIEW APARTMENTS, A RESIDENTIAL COOPERATIVE LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 6, BLOCK 86, COLLINS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 1, RECORDS OF KING COUNTY, WASHINGTON, AND THE SOUTH HALF OF VACATED HAYES STREET
EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 38994, FOR EAST QUEEN ANNE DRIVE, AS PROVIDED BY ORDINANCE NUMBER 9310 OF THE CITY OF SEATTLE. ASSESSOR'S TAX PARCEL NO.: 168940-1260-01

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: NOVEMBER 13, 2015
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$199,639.28** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on JULY 13, 2016.**
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JULY 13, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
WEINSTEIN & RILEY, P.S.
2001 WESTERN Ave
SUITE 400
SEATTLE, WA 98121
206-269-3490